



Howland Close, Saffron Walden £400,000 **Freehold**

KH Kevin
Henry

Key Features

3 2 B D

- Immaculately presented
- Modern bathroom and kitchen
- Spacious lounge/diner
- Downstairs cloakroom
- En-suite to main bedroom

This beautifully presented home offers a bright and airy feel throughout, with well-proportioned rooms and modern finishes. The welcoming hallway leads to a contemporary kitchen and a stylish lounge/diner, bathed in natural light-perfect for relaxing or entertaining. A convenient downstairs cloakroom completes the ground floor.

Upstairs, you'll find three generously sized bedrooms, including a main bedroom with en-suite, plus a sleek and modern family bathroom.

Outside, the recently landscaped rear garden provides a private and attractive space to enjoy, while two allocated parking spaces are located to the rear.



Saffron Walden is a fine old market town with a good range of shopping, schooling and recreational facilities, including the renowned Saffron Hall, which is situated at the County High School. The town also boasts an independent, award-winning cinema showing mainstream and art house films, a museum and art galleries. There are several sports facilities, including The Lord Butler Fitness and Leisure Centre, with its two swimming pools, squash and tennis courts, health suite, gym and creche. Audley End mainline station (with fast trains to Liverpool Street and Cambridge) is just two miles distance and the M11 access point at Stump Cross 4 miles.

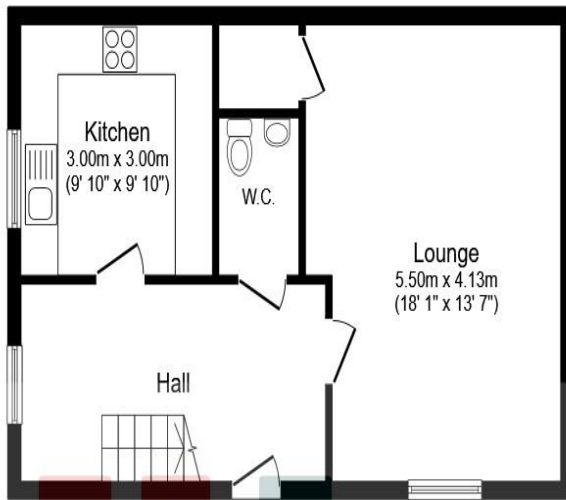
Hallway

Lounge/Diner
5.50m x 4.13m
18'1" x 13'7"

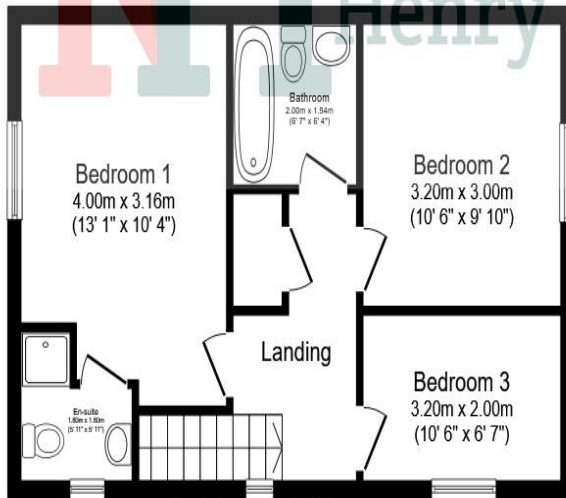
Kitchen
3.00m x 3.00m
9'10" x 9'10"

Downstairs Cloakroom





Ground Floor



First Floor

Landing

Bedroom One
4.00m x 3.16m
13'1" x 10'4"

En-Suite

Bedroom Two
3.20m x 3.00m
10'6" x 9'10"

Bedroom Three
3.20m x 2.00m
10'6" x 9'10"
Bathroom

Garden
Private fully enclosed rear garden with patio and lawn.

Front
Car port with parking for two cars.

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 01799 513632

 1 Market Street, SAFFRON WALDEN, Essex, CB10 1JB

 sales@kevinhenry.co.uk

 www.Kevinhenry.co.uk



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